

When recorded return to:

Robert Zimmerman and Lindsey Zimmerman
1004 N Waugh Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250411

Feb 14 2025

Amount Paid \$9829.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057743

Escrow No.: 620057743

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward E. Bell, an unmarried person and Cassie Bell, a married person as her separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Robert Zimmerman and Lindsey Zimmerman, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

TRACT 134, SP NO. MV-22-77, REC 872905 IN SW, 15-34-4E, W.M.

Tax Parcel Number(s): P24877 / 340415-3-012-0504

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: 2/14/2025Edward E. Bell

Cassie Bell

State of WashingtonCounty of SnohomishThis record was acknowledged before me on 2/14/2025 by Edward E. Bell.Jamie Hart
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 9-07-26State of WashingtonCounty of KingThis record was acknowledged before me on February 13, 2025 by Cassie Bell.Jana K Quinn
(Signature of notary public)Notary Public in and for the State of WashingtonMy appointment expires: 06/29/2027

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24877 / 340415-3-012-0504

TRACT 134, SHORT PLAT NO. MV-22-77, APPROVED DECEMBER 23, 1977, AND RECORDED JANUARY 30, 1978, UNDER AUDITOR'S FILE NO. 872905, IN VOLUME 2 OF SHORT PLATS, PAGE 186, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon
And Between: PUD #1 of Skagit County
Recorded: December 13, 1978
Recording No.: 881333, records of Skagit County, Washington
Providing: City Sewer connection
2. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: June 6, 1978
Recording No.: 880885, records of Skagit County, Washington
In favor of: PUD No. 1 of Skagit County
For: Sewer and water line
Affects: East 5 feet and South 10 feet and other property
3. Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: December 13, 1978
Recording No.: 893026, records of Skagit County, Washington
In favor of: PUD No. 1 of Skagit County
For: Water pipelines
Affects: North 5 feet of South 15 feet
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on MOUNT VERNON SHORT PLAT NO. MV-22-77:

Recording No: 872905
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated

EXHIBIT "B"

Exceptions
(continued)

activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

7. Assessments, if any, levied by Mt Vernon.
8. City, county or local improvement district assessments, if any.